



An  
Bord  
Pleanála

**Board Direction**  
**PL.06D.247830**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on April 5<sup>th</sup> 2017.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. It is considered that the proposed modifications to the roof profile by virtue of its design, bulk and scale would be overly dominant and visually incongruous and would be at variance with the predominant pattern of development in the area. The proposed development would, therefore, detract from the existing pattern of development in the area and be contrary to section 8.2.3.4 (v) of the Dun Laoghaire-Rathdown County Development Plan 2016-2022 and would set an undesirable precedent for further such developments in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is the Policy of the Planning Authority as set out in the Dun Laoghaire-Rathdown County Development Plan 2016-2022 that residential development is provided with adequate private open space in the interest of residential amenity. The proposal will result in a deficiency in the quantum, quality and location of private open space for the proposed development and the adjoining house, No. 4 St. Catherine's Road. The proposed development would, therefore, not be in accordance with the Development Plan Section 8.2.8.4 (i) Private Open Space Quality, and would seriously injure the residential amenity of future residents and the amenities of adjoining properties and would be contrary to the proper planning and sustainable development of the area.

**Board  
Member**

**Date:05.04.17**

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Paul Hyde